

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	
	:	Case No. 21-21478 CMB
Audrey A. Pritchard,	:	Chapter 13
Debtor	:	Document No.
	:	
Audrey A. Pritchard,	:	
Movant	:	
	:	
vs.	:	
	:	
Community Loan Servicing LLC, Allegheny County	:	
Treasurer, Penn Hills School District, Penn Hills	:	
Township, Oakmont Water Authority, Office of the US	:	
Trustee, Ronda J. Winnecour, Trustee,	:	
Respondents	:	

**CERTIFICATE OF SERVICE**

I, the undersigned, hereby certify that on March 11, 2022, I caused to be served a true and correct copy of the *Notice And Order Setting Hearing On An Expedited Basis together with the Motion to Sell Real Estate Free and Clear of Liens* by the following methods upon the following persons and parties:

**First Class US Mail:**

See attached mailing matrix.

US Attorneys Office  
US Post Office & Courthouse  
700 Grant Street, Suite 4000  
Pittsburgh, PA 15219

Michael Nestor, Jr., Realtor for Buyer  
Coldwell Banker Realty  
5887 Forbes Ave  
Pittsburgh, PA 15217

Rosa Armijo Jofre  
419 Devonshire Street  
Pittsburgh, PA 15213

**Service by Fax:**

Community Loan Servicing: 305-644-8102  
Duquesne Light Company % Keri Ebeck, Esq.: 412-456-8135  
Oakmont Water Authority: 412-826-6798  
Office of the US Trustee: 412-644-4785  
Penn Hills SD % Jennifer Cerce, Esq.: 412-242-4377  
PA Dept. of Revenue: 717-772-1459  
Ronda Winnecour, Trustee: 412-471-5470

**Service by Email:**

Allegheny County Treasurer % Jordan Tax Service: [custsvc@jordantax.com](mailto:custsvc@jordantax.com)  
Community Loan Servicing % Bryan Fairman, Esq.: [bfairman@aldridgepite.com](mailto:bfairman@aldridgepite.com)  
Kayla Fehl, Realtor for Seller: [kayla412agent@gmail.com](mailto:kayla412agent@gmail.com)  
Penn Hills Township % Jordan Tax Service: [custsvc@jordantax.com](mailto:custsvc@jordantax.com)

Date of Service: March 11, 2022

/s/ Kenneth Steidl  
Kenneth Steidl, Esquire  
Attorney for the Debtor  
STEIDL & STEINBERG  
Suite 2830, Gulf Tower  
707 Grant Street  
Pittsburgh, PA 15219  
(412) 391-8000  
ken.steidl@steidl-steinberg.com  
PA I.D. No. 34965

Label Matrix for local noticing  
0315-2  
Case 21-21478-CMB  
WESTERN DISTRICT OF PENNSYLVANIA  
Pittsburgh  
Fri Mar 11 10:31:54 EST 2022

Allegany County Treasurer  
c/o Jordan Tax Service Inc.  
Po Box 200  
Bethel Park, PA 15102-0200

Community Loan Servicing LLC  
4425 Ponce de Leon Blvd  
5th Floor  
Coral Gables, FL 33146-1873

Community Loan Servicing, LLC  
Bryan S. Fairman  
ALDRIDGE PITE, LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-7921

Community Loan Servicing, LLC  
f/k/a Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd., 5th Floor  
Coral Gables, FL 33146-1873

Duquesne Light Company  
c/o Bernstein-Burkley, P.C.  
707 Grant Street, Suite 2200, Gulf Tower  
Pittsburgh, PA 15219-1945

Duquesne Light Company  
c/o Bernstein-Burkley, P.C.  
601 Grant Street, 9th Floor  
Pittsburgh, PA 15219-4430

Keri P. Ebeck  
Bernstein-Burkley  
601 Grant Street, 9th Floor  
Pittsburgh, PA 15219-4430

Kayla Fehl  
ReMax Select Realty- Whitehall  
300 Weyman Road, Suite 220  
Pittsburgh, PA 15236-1520

Brian Nicholas  
KML Law Group, P.C.  
701 Market Street  
Suite 5000  
Philadelphia, PA 19106-1541

Oakmont Water Authority  
P.O. Box 73  
Oakmont, PA 15139-0073

Office of the United States Trustee  
Liberty Center.  
1001 Liberty Avenue, Suite 970  
Pittsburgh, PA 15222-3721

Penn Hills School District  
c/o Jennifer Cerce, Esq.  
Maiello Brungo & Maiello  
424 South 27th St, Suite 210  
Pittsburgh, PA 15203-2380

Penn Hills Township  
c/o Jordan Tax Service Inc.  
Po Box 200  
Bethel Park, PA 15102-0200

Pennsylvania Department of Revenue  
Bankruptcy Division  
P.O. Box 280946  
Harrisburg, PA 17128-0946

Pennsylvania Dept. of Revenue  
Department 280946  
P.O. Box 280946  
ATTN: BANKRUPTCY DIVISION  
Harrisburg, PA 17128-0946

Audrey A. Pritchard  
806 Hulton Road  
Verona, PA 15147-3416

Kenneth Steidl  
Steidl & Steinberg  
Suite 2830 Gulf Tower  
707 Grant Street  
Pittsburgh, PA 15219-1908

Ronda J. Winnecour  
Suite 3250, USX Tower  
600 Grant Street  
Pittsburgh, PA 15219-2702

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Community Loan Servicing, LLC, a Delaware

End of Label Matrix  
Mailable recipients 18  
Bypassed recipients 1  
Total 19